

DATE SUBMITTED: 11/14/86

PERMIT # 26635

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1215 Rood

SQ. FT. OF BLDG: 1000

SUBDIVISION: City of G.J.

SQ. FT. OF LOT: 50 x 125

FILING # \_\_\_\_\_ BLK # G LOT # 374

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-133-12-002

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
2

PROPERTY OWNER: STROMPOLIS/ROBITSCHER.

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 917 MAIN ST

house & garage

PHONE: 243-3373

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

DESCRIPTION OF WORK AND INTENDED USE:  
REPAIR - ADDITION

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### FOR OFFICE USE ONLY

ZONE: R5F-8

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 50 S 5 R 15

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 2

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 36

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: \_\_\_\_\_

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

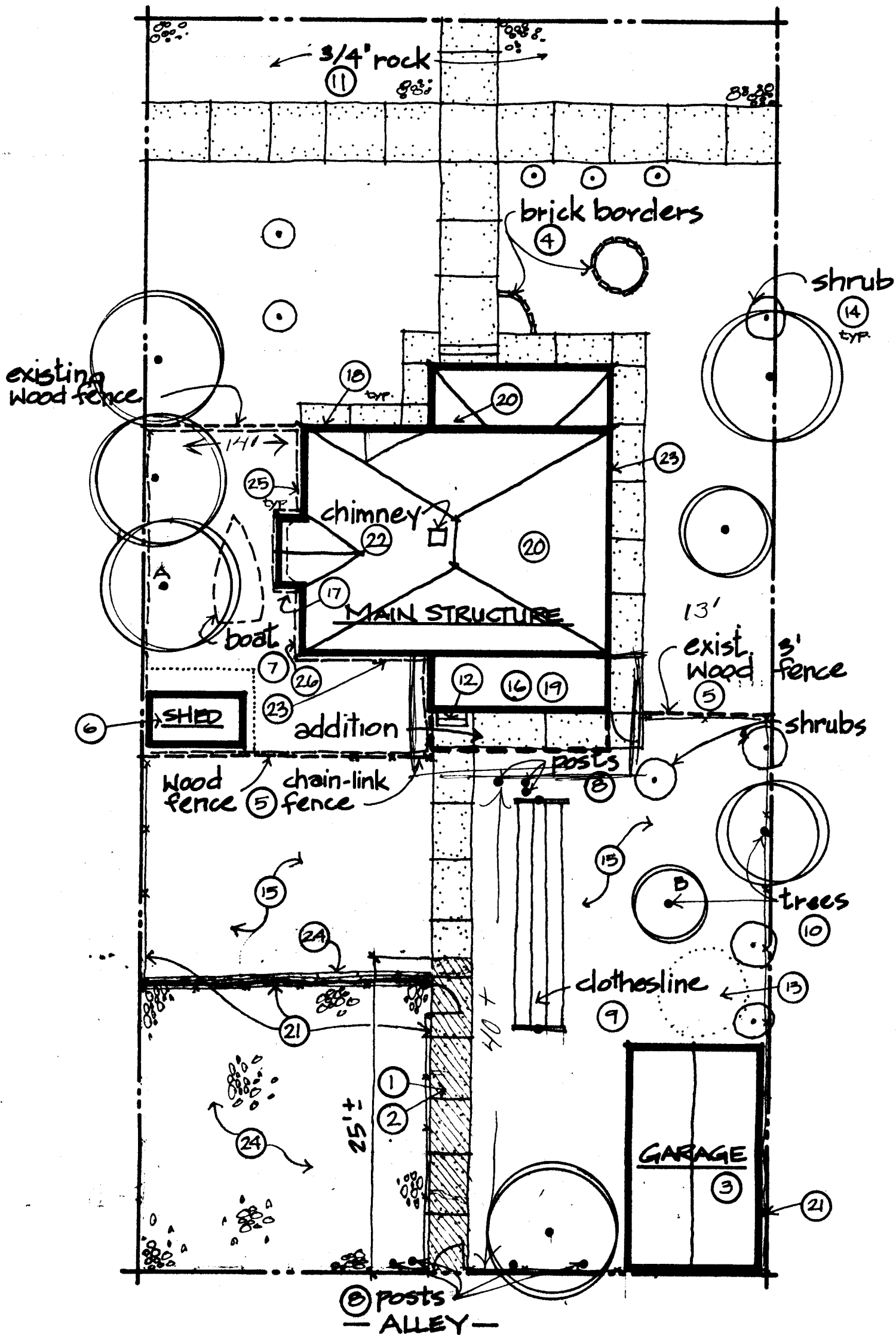
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 11/14/86

Kathy Postma  
SIGNATURE

APPROVED BY: Kathy Postma

1215  
ROOD AVENUE



SITE PLAN - 1215 ROOD  
 NO SCALE

9-12-06